Welcome to...
PLATTSMOUTH • NEBRASKA

2017 U.S. Census Population
Plattsmouth  6,451
Cass County     25,889

Economic Development Certified Community
The following pages contain basic information about Plattsmouth, Nebraska. This information was compiled by the City of Plattsmouth, Cass County Nebraska Economic Development Council, and Nebraska Public Power District in order to promote community development and quality of life.

### TABLE OF CONTENTS

- **ECONOMIC DEVELOPMENT** – 3
- **LABOR** – 4
- **TRANSPORTATION / COMMUNICATIONS** – 5
- **UTILITIES** – 6
- **LOCAL GOVERNMENT / TAX STRUCTURE** – 7
- **EDUCATION** – 8
- **QUALITY OF LIFE** – 9
- **AGRICULTURE** – 10
- **CLIMATE** – 11

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Plattsmouth is certified by the Nebraska Department of Economic Development as “ready for economic development.” That certification made Plattsmouth eligible for Community Development Block Grants (CDBG) for infrastructure and downtown revitalization improvements. More than $1 million in downtown building improvements have been funded by the private-public partnerships created through CDBG programs. The Nebraska Chapter of the American Planning Association recently recognized Plattsmouth for the successful implementation of its comprehensive plan as it relates to the wide array of improvements in the Main Street Historic District.

Plattsmouth partners with the Cass County Economic Development Council, Nebraska Public Power District, and other investors to recruit new businesses and strengthen those who have already invested in the community. Clear evidence of success is illustrated by recent investments of New Age Manufacturing, Superior Sales and Service, OFC Schmidt Liquid Trucking, N&W Transport, Wiles Brothers, Inc., and others to retain and grow industrial jobs in the community. Retail sales have risen more than 20 percent in recent years. Plattsmouth represents 54 percent of all Cass County net retail sales. New retail businesses in recent years include, but are not limited to: HyVee, Little Ceasar’s Pizza, Casey’s, Herban Coffee Lab, DJs Dugout, Runza, Scooter’s Coffee, and others. Woodhouse Ford and Bomgaars leveraged tax-increment-financing to open new stores in Plattsmouth.

Workforce housing is an important part of Plattsmouth’s plan to create and retain jobs. The city recently optioned property along the Washington Avenue corridor and is working with a redeveloper for creative infill housing opportunities. Industrial site development is also a priority with Plattsmouth’s FourMile Industrial Park, with 63 acres available for industrial use, earning “GO READY SITE CERTIFICATION” designation from the Greater Omaha Area Economic Development Partnership. FourMile is the only Cass County site with such designation. For more information on available sites and buildings, visit sites.nppd.com.

### Plattsmouth’s Leading Employers

<table>
<thead>
<tr>
<th>Employers</th>
<th>Product or Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cass County</td>
<td>Government</td>
</tr>
<tr>
<td>Plattsmouth Community Schools</td>
<td>Education</td>
</tr>
<tr>
<td>Masonic Home</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>Schmidt Transportation</td>
<td>Transportation/Liquid Trucking</td>
</tr>
<tr>
<td>Wiles Brothers, Inc.</td>
<td>Ag Chemical</td>
</tr>
<tr>
<td>HyVee</td>
<td>Grocery/Pharmacy</td>
</tr>
<tr>
<td>Plattsmouth Care &amp; Rehabilitation</td>
<td>Assisted Living</td>
</tr>
<tr>
<td>New Age Manufacturing</td>
<td>CNC Machining</td>
</tr>
<tr>
<td>Superior Sales &amp; Service</td>
<td>Manufacturing/Fabrication</td>
</tr>
<tr>
<td>DJs Dugout</td>
<td>Restaurant</td>
</tr>
</tbody>
</table>
Workforce

The Nebraska Department of Labor serves employers and job seekers across Nebraska through its “Career Centers” located across the state. Services for employers include employee recruitment and screening, posting job openings, tax credit information, and labor market and labor law information. Job seekers can find a full array of employment and training related services including on-site services provided by a network of mandatory Workforce Innovation and Opportunity Act partners. To access Nebraska Department of Labor’s One-Stop for Jobs, go to neworks.nebraska.gov.

Cass County Labor Supply

2017 ANNUAL AVERAGE

<table>
<thead>
<tr>
<th>Cass County &amp; Contiguous Counties*</th>
<th>Cass County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nonfarm wage and salary workers</td>
<td>256,003</td>
</tr>
<tr>
<td>Total employment</td>
<td>285,334</td>
</tr>
<tr>
<td>Labor force population</td>
<td>293,351</td>
</tr>
</tbody>
</table>

ADDITIONAL POTENTIAL LABOR SUPPLY

| Commuting out of county (2015)    | 9,896 |
| Unemployed                        | 415   |
| Total                             | 10,311|

NOTE: Does not include estimated number of homemakers, seasonal and part-time workers, and workers who would shift from low-paying jobs who could be expected to work for industry.

*Contiguous Nebraska counties include Lancaster, Otoe, Sarpy, and Saunders.

Unemployment Rate

2017 ANNUAL AVERAGE

<table>
<thead>
<tr>
<th>Cass County</th>
<th>3.2%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nebraska</td>
<td>2.9%</td>
</tr>
<tr>
<td>United States</td>
<td>4.4%</td>
</tr>
</tbody>
</table>

Source: U.S. Bureau of Labor Statistics

Unionization

Nebraska has a right to work provision in its constitution.

Wage Sampling

Hourly wage rates for various occupations, Omaha Consortium, Nebraska

<table>
<thead>
<tr>
<th>Job Title</th>
<th>10th Percentile</th>
<th>50th Percentile</th>
<th>90th Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accountants and Auditors</td>
<td>20.47</td>
<td>30.21</td>
<td>50.63</td>
</tr>
<tr>
<td>Computer Programmers</td>
<td>24.95</td>
<td>38.77</td>
<td>60.04</td>
</tr>
<tr>
<td>Registered Nurses</td>
<td>23.44</td>
<td>30.71</td>
<td>40.75</td>
</tr>
<tr>
<td>Retail Salespersons</td>
<td>9.75</td>
<td>11.81</td>
<td>23.24</td>
</tr>
<tr>
<td>Secretaries and Administrative Assistants, Except Legal, Medical</td>
<td>12.08</td>
<td>17.26</td>
<td>24.80</td>
</tr>
<tr>
<td>Customer Service Representatives</td>
<td>11.55</td>
<td>16.50</td>
<td>25.14</td>
</tr>
<tr>
<td>Office Clerks, General</td>
<td>10.32</td>
<td>15.40</td>
<td>23.07</td>
</tr>
<tr>
<td>Assemblers and Fabricators, All Other</td>
<td>10.30</td>
<td>14.30</td>
<td>19.76</td>
</tr>
<tr>
<td>Machinists</td>
<td>10.91</td>
<td>18.58</td>
<td>27.84</td>
</tr>
<tr>
<td>Welders, Cutters, Solderers, and Brazers</td>
<td>16.27</td>
<td>20.18</td>
<td>25.96</td>
</tr>
<tr>
<td>Welding, Soldering, and Brazing Machine Setters</td>
<td>15.53</td>
<td>20.51</td>
<td>25.00</td>
</tr>
<tr>
<td>Heavy and Tractor-Trailer Truck Drivers</td>
<td>16.36</td>
<td>19.91</td>
<td>31.04</td>
</tr>
<tr>
<td>Electricians</td>
<td>13.92</td>
<td>23.45</td>
<td>38.34</td>
</tr>
<tr>
<td>Tool and Die Makers</td>
<td>13.86</td>
<td>24.00</td>
<td>32.58</td>
</tr>
</tbody>
</table>

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, Third Quarter 2018
Location/Highways
Plattsmouth is located in northeast Cass County at the confluence of the Platte and Missouri Rivers. Plattsmouth is also the county seat of Cass County. U.S. Highways 34 and 75 run north-south on the west edge of town. Plattsmouth is 20 miles south of Omaha, 54 miles northeast of Lincoln, and 165 miles north of Kansas City, Missouri.

Rail
Two rail mainlines serve Plattsmouth. BNSF Railway Company runs along the east side and Union Pacific Railroad runs along the west side.

Air
The Plattsmouth Municipal Airport, has a 5,500-foot paved and lighted runway.

Nearest Commercial Air Service:
- Eppley Airfield, Omaha
  25 miles, 30 minutes
- Lincoln Airport, Lincoln
  55 miles, 62 minutes

Trucklines
More than 13,500 licensed motor carriers with worldwide connections are based in Nebraska and serve businesses throughout North America. The following trucking map is based on Lincoln, Nebraska.

Legal Trucking Distance Map

Source: Nebraska Department of Economic Development. Legal Trucking Distances from Lincoln, Nebraska, 2016; using ESRI Business Analyst Desktop.

Communications

Telecommunications & Internet Providers
- Charter Communications
  www.spectrum.com
- Unite Private Networks
  www.uniteprivatenetworks.com
- US Cellular
  www.uscellular.com
- Verizon
  www.verizon.com
- Windstream
  www.windstream.com

Post Office & Package Delivery Service
The U.S. Postal Service in Plattsmouth provides one mail receipt and one dispatch daily.

Federal Express, United Parcel Service, and the U.S. Postal Service provide package delivery services in the Plattsmouth area.
Nebraska Highlights

Energy costs are often a considerable part of any business’ operational budget. These costs can vary greatly between states, but in Nebraska (the only state in the nation where all electric utilities are publicly owned) electric costs are passed to consumers at low, cost-of-service rates. As a result, the state offers industrial rates well below the national average. Nebraska electric utilities achieve low rates, in part, because they draw from a balanced and efficient “mix” of generation resources.

**NPPD’s Sources of Energy - 2017**

(Share of Energy Resources & QLG)

<table>
<thead>
<tr>
<th>Source</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Native Load</td>
<td>48.2%</td>
</tr>
<tr>
<td>Wind</td>
<td>8.3%</td>
</tr>
<tr>
<td>Hydro</td>
<td>8.4%</td>
</tr>
<tr>
<td>Gas &amp; Oil</td>
<td>2.0%</td>
</tr>
<tr>
<td>Purchases</td>
<td>5.5%</td>
</tr>
<tr>
<td>Coal</td>
<td>27.3%</td>
</tr>
<tr>
<td>Nuclear</td>
<td>0.4%</td>
</tr>
<tr>
<td>Purchases</td>
<td>5.5%</td>
</tr>
<tr>
<td>QLG*</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

*Qualifying Local Generation (QLG) includes renewable energy facilities installed by our wholesale customers and in NPPD retail communities.

NPPD has an Economic Development Rate (EDR) for customers with qualifying projects of new or additional electric load. To be eligible for the lower, incentivized EDR, a customer must be served by an NPPD wholesale utility customer or NPPD’s Retail Division. The project must add new or additional electric load of at least one megawatt and have a minimum monthly load factor of 60 percent. The customer must also enter into a written agreement with the State of Nebraska or any political subdivision to provide an economic development project pursuant to state or local law and have a written service agreement with NPPD.

**Electricity**

The City of Plattsmouth is provided retail electric service by Nebraska Public Power District (NPPD). A 69 kV subtransmission system serves three distribution substations throughout the city. The distribution system within Plattsmouth operates at 12.5 kV.

Prospective customers should contact Nebraska Public Power District, (877) 275-6773, [www.nppd.com](http://www.nppd.com), for further information regarding electric rates and services.

Natural Gas

Black Hills Energy is a retail supplier of natural gas in Plattsmouth. For more information, visit [www.blackhillsenergy.com](http://www.blackhillsenergy.com).

**Water & Sewerage**

The municipal water system in Plattsmouth is supplied by five wells, which have an average depth of 80 feet. The system, serving the entire city, has a combined pumping capacity of 2,000 gallons per minute, an overhead storage capacity of 1,250,000 gallons, and an underground storage capacity of 800,000 gallons. The system has a maximum capacity of 4,930,000 gallons per day.

Plattsmouth has a municipal sanitary sewerage system and a storm sewer system. The trickling filter treatment plant has a daily capacity of 1,500,000 gallons.

Visit [www.plattsmouth.org](http://www.plattsmouth.org) for more information regarding water and sewerage.

**Recycling**

Recyclables are collected by three private companies. The following items are accepted: aluminum, paper, all plastics, corrugated cardboard, and yard waste. Once a year electronics are offered to be recycled as well.
Plattsmouth is governed by a Mayor-Council form of government and a city administrator.

Cass County has 30 precincts and 13 townships. The county is governed by five county board of commissioners.

**Fire Protection**

Fire protection is provided to the city by a 53-member volunteer fire department. Plattsmouth has one fire station and 500 fire hydrants.

**Law Enforcement**

The City of Plattsmouth employs 15 full-time police officers and 3 full-time support personnel to provide law enforcement to the community.

The Cass County Sheriff’s Department has 36 sworn deputies. Regular patrol by the sheriff’s department provides protection outside of Plattsmouth’s corporate jurisdiction.

**2016 Crime Rates**

(per 1,000 population)

<table>
<thead>
<tr>
<th></th>
<th>Violent Crimes</th>
<th>Property Crimes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nebraska</td>
<td>2.9</td>
<td>22.6</td>
</tr>
<tr>
<td>U.S. Total</td>
<td>3.9</td>
<td>24.5</td>
</tr>
</tbody>
</table>

*Source: ucr.fbi.gov*

**Streets**

Plattsmouth has 45 miles of streets, 80 percent of the streets are hard-surfaced; 60 percent concrete and 20 percent asphalt. Ninety percent of the streets have curbs and 60 percent have sidewalks.

For more information on Plattsmouth’s local government, visit www.plattsmouth.org.

**Nebraska Tax Incentives**

Nebraska’s performance-based tax incentive programs demonstrate the state’s commitment to creating a favorable business environment for your business expansion or location. Known collectively as the “Nebraska Advantage Package,” this multi-tiered program provides investment credits, wage credits, sales tax refunds based on investment, and job creation in Nebraska. Qualified companies, large and small can take advantage of these benefits. For more information on the qualifications and potential benefits available to your company, contact the Nebraska Department of Economic Development (800) 426-6505 or visit opportunity.nebraska.gov.

**TAX STRUCTURE**

**2018 Actual Valuation**

*City of Plattsmouth*

- Real Estate: $8,774,459
- Personal Property: $272,270,637

Total: $281,045,096

**Plattsmouth 2018 Tax Rates**

- City: $0.494162
- County: $0.372490
- School District: $1.270775
- Natural Resource District: $0.003818
- Community College: $0.090700
- Educational Service Unit: $0.015000
- Airport: $0.030446
- Agricultural Society: $0.003818

Total: $2.308603 (dollars and cents per $100 of actual value)
Plattsmouth Community School District

Plattsmouth Community School District in Cass County covers approximately 70 square miles and had a 2017–18 actual valuation of $754,461,543, with an actual valuation per student of $497,338. Bus services are provided between the communities. This Class 3 school is accredited by AdvancED. For more information, visit www.pcsd.org.

<table>
<thead>
<tr>
<th></th>
<th>Students</th>
<th>Teacher/Pupil Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary (K-4)</td>
<td>454</td>
<td>1:12</td>
</tr>
<tr>
<td>Middle School (5-8)</td>
<td>483</td>
<td>1:14</td>
</tr>
<tr>
<td>High School (9–12)</td>
<td>580</td>
<td>1:13</td>
</tr>
</tbody>
</table>

ACT Scores (2016–17)

<table>
<thead>
<tr>
<th></th>
<th>Composite</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plattsmouth High School</td>
<td>18.4</td>
</tr>
<tr>
<td>Nebraska</td>
<td>21.4</td>
</tr>
<tr>
<td>National</td>
<td>21.0</td>
</tr>
</tbody>
</table>

Source: Nebraska Department of Education

Educational Service Unit

Educational Service Unit 3 (ESU), headquartered in LaVista, serves 18 counties including Cass County. For more information regarding services, visit www.esu3.org.

Higher Education

Southeast Community College’s remote learning center is located in Plattsmouth. Other institutions are also in close proximity.

An abundance of public colleges and universities are available in Nebraska. There are also a number of community colleges as well as private colleges and trade schools. A large number of degree programs are available and some institutions offer courses and workshops specially tailored to meet specific training needs of industry, education, and business.
QUALITY OF LIFE

Hospital/Clinic

The Bellevue Medical Center is located in Bellevue, 11 miles north of Plattsmouth. This not-for-profit hospital is an affiliate of the University of Nebraska Medical Center with 91-beds. Nebraska Medicine also operates an urgent care in Plattsmouth. For more information, visit www.nebraskamed.com.

Emergency Medical Service

Plattsmouth Emergency Medical Services (EMS) is a combination volunteer/paid department. Plattsmouth EMS has a 10 paid staff members, including a full-time Director of EMS, a full-time Assistant Director of EMS, 3 full-time paramedics, and 5 part-time paramedics. In addition, there are 30 volunteer staff members on the roster, including 3 paramedics. The director and assistant director cover 80 hours of ambulance crew time, utilizing their time between calls to tend to administrative duties and responsibilities. Of the 336 hours of ambulance staffing required per week (2 staff x 24 hours per day x 7 days per week) to keep one ambulance in service, Plattsmouth EMS has transitioned to paid staffing 232 hours per week (69 percent of the week) while volunteer staffing is relied on for 104 hours per week (31 percent of the week).

Nursing Homes and Assisted-Living

- Plattsmouth Care and Rehab
- Masonic Home
- Woodbridge

Low Cost Communities

Low cost and retirement housing are available in Plattsmouth.

Churches (Denomination)

- Baptist
- Catholic
- Christian Church
- Episcopalian
- Evangelical
- Jehovah’s Witness
- Lutheran
- Methodist
- Mormon/Latter-Day Saints
- Nondenominational
- Presbyterian
- Protestant
- Seventh-Day Adventist

Recreation

There are three city parks in Plattsmouth covering 30 acres. Rhylander Park is equipped with baseball, softball, and soccer fields; playground equipment; a walking/jogging trail; a pavillion and gazebo; and rest rooms. Garfield Park is a late 19th Century presidential design park with floral gardens, gazebo and grandstand, and rest rooms. Memorial Park offers disc golf, playground equipment, picnic shelter, and rest rooms.

Moorehead Island Commercial Campground and Marina offers full camping hookups, water, and sewer. Bay Hills is a semi-private, 18-hole golf course. Lake Ridge is a public, 9-hole golf course.

Additional recreational activities include the Plattsmouth Community Center and Twin Rivers Water Park. For more information visit www.plattsmouth.org.

Financial Institutions

- Cass County Bank
- Plattsmouth State Bank
- SAC Federal Credit Union

Housing

Thirty-six new homes were constructed in the past three years and it is estimated 40 will be built between 2019 and 2021. The average construction permit for the last three years was $213,700.
In 2016 Nebraska ranked third among the states in corn exports and in total cash receipts from all farm commodities. Nebraska’s farms and ranches utilized 45.2 million acres or 91 percent of the state’s total land area. Cash receipts from farm markets in 2016 contributed more than $21.5 billion to the state’s economy and 6.0 percent of the U.S. total. Food processing is the state’s largest manufacturing sector and foreign markets are important for many of the state’s manufacturers.

Sources: Nebraska Agriculture Rankings - USDA ERS, USDA NASS; Food Processing Status - Bureau of Labor Statistics, Quarterly Census of Employment and Wages

The Ogallala Aquifer underlies 174,000 square miles in parts of eight states. The Ogallala Aquifer within Nebraska contains approximately 65 percent of the water storage in the entire aquifer. With the implementation of more efficient irrigation systems and other water management measures, the Ogallala Aquifer will remain a valuable resource in Nebraska.

Nebraska’s Rank Among States

1st...
Beef and Veal, Exports, 2017
Commercial Red Meat, 2017
Commercial Cattle Slaughter, 2017
Great Northern Beans, 2017
All Cattle on Feed, Jan. 2018
Popcorn, 2012

2nd...
All Cattle and Calves, Jan. 2018
Cash Receipts from All Livestock and Products, 2016
All Hay, 2017
Pinto Beans, 2017
Proso Millet, 2017
Light Red Kidney Beans, 2017

3rd...
Corn for Grain, 2017
Corn Exports, 2016
Cash Receipts from All Farm Commodities, 2016
All Dry Edible Beans, 2017

4th...
Beef Cows, Jan. 2018
Soybean, 2017
Alfalfa Hay, 2017
Land in Farms and Ranches, 2017

5th...
Soybean Exports, 2016
Agricultural Exports, 2016
Cash Receipts from All Crops, 2016
Grain Sorghum, 2017
Sugar Beets, 2017
Pork Exports, 2017
Egg Exports, 2017

6th...
Harvested Acres of Principal Crops, 2017
Commercial Hog Slaughter, 2017
All Hogs and Pigs on Farms, Dec. 2017

7th...
Sunflower, 2017

8th...
Winter Wheat, 2017

Source: Nebraska Department of Agriculture - USDA, NASS, NFO, and NBA
## 2012 Statistics

<table>
<thead>
<tr>
<th></th>
<th>Cass County</th>
<th>State of Nebraska</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Farms</td>
<td>731</td>
<td>49,969</td>
</tr>
<tr>
<td>Land in Farms (acres)</td>
<td>344,869</td>
<td>45,331,783</td>
</tr>
<tr>
<td>Average Size of Farms (acres)</td>
<td>472</td>
<td>907</td>
</tr>
<tr>
<td>Market Value of Agricultural Products Sold</td>
<td>$149,337,000</td>
<td>$23,068,756,000</td>
</tr>
<tr>
<td>Market Value Per Farm</td>
<td>$204,292</td>
<td>$461,661</td>
</tr>
<tr>
<td>Total Acres Irrigated</td>
<td>3,513</td>
<td>8,296,573</td>
</tr>
<tr>
<td>Percent of Farmland Irrigated</td>
<td>1.0%</td>
<td>18.3%</td>
</tr>
</tbody>
</table>

Source: 2012 Census of Agriculture

## Five-Year Average Production of Leading Crops


<table>
<thead>
<tr>
<th></th>
<th>Cass County</th>
<th>State of Nebraska</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corn for Grain (bushels)</td>
<td>21,749,600</td>
<td>1,658,390,000</td>
</tr>
<tr>
<td>Hay, Alfalfa (tons)</td>
<td>14,220</td>
<td>3,122,000</td>
</tr>
<tr>
<td>Soybeans (bushels)</td>
<td>6,714,800</td>
<td>297,770,000</td>
</tr>
</tbody>
</table>

## Five-Year Average Livestock Population


<table>
<thead>
<tr>
<th></th>
<th>Cass County</th>
<th>State of Nebraska</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Cattle</td>
<td>9,760</td>
<td>6,360,000</td>
</tr>
</tbody>
</table>

Source: National Agricultural Statistics Service

Cass County ranked sixth in production of soybeans in 2016.

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### CLIMATE

Nebraska has a continental climate, with hot summers and cold winters. Temperatures are highly variable from season to season and year to year.

Precipitation is also variable and ranges from an annual average of 15–20 inches in the west to 30–35 inches in southeast Nebraska.

The growing season in Nebraska fluctuates in length, but on average it ranges from 120 days in the extreme northwest to 170 days in the southeast.

For more information regarding Nebraska’s climate, visit High Plains Climate Center, University of Nebraska-Lincoln at www.hprcc.unl.edu.
Nebraska Public Power District (NPPD), Nebraska's largest electric utility, assists in economic development for the areas it serves. For more information on NPPD’s economic development assistance, contact the Economic Development Department, 1414 15th Street, P.O. Box 499, Columbus, Nebraska 68602-0499, (877) 275-6773, Ext. 5534, email: econdev@nppd.com, or visit our website at sites.nppd.com.